

Owner

I & J Partnership, LP  
c/o Mr. Everett Pfeiff  
6530 Daylilly Court  
Niwot, CO 80503  
(303) 748-8863

Applicant's Representative

Kirby Smith & Associates, Inc.  
6201 So. Hudson Court  
Centennial, CO 80121  
(303) 694-9484 Fax (303) 694-9272  
Contact: Kirby Smith

Technical Consultants

Planner/Landscape Architect:

Kirby Smith & Associates, Inc.  
6201 So. Hudson Court  
Centennial, CO 80121  
(303) 694-9484 Fax (303) 694-9272  
Contact: Kirby Smith

Civil Engineer:

Peak Civil Consultants

2828 N. Speer Blvd, Suite 201  
Denver, CO 80211  
(720) 855-3859  
Contact: Bob Kelsey

Traffic Engineer:

LSC Transportation Consultants

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
Contact: Ben Waldman

Surveyor:

Foresight West Surveying

5340 S. Quebec St.  
Suite 300S  
Greenwood Village, CO 80111  
(303) 504-4440  
Contact: John Christy

Project Concept

This Planned Unit Development ("PUD"), known as Lexington Village is a planned residential community that encompasses approximately 80.07 acres. This Outline Development Plan ("ODP") also encompasses the same area. The property consists of a portion of the Southeast quarter of Section 11, located north of Sable Avenue, west of Birch Street, and north and west of the Monarch Estates subdivision. There are two proposed vehicular entrances into the community, one from Sable Avenue, and one from Birch Street. The proposed entrances are planned to be further identified through enhanced signage and landscape treatments.

The Lexington Village development is zoned PUD, with the ODP establishing Residential-C ("R-C"), Open Space ("OS") land use categories, and a small area of Agricultural/Open Space ("AG/OS") land use category. This PUD includes two residential district product types. The western portion of the property is limited to duplex residential units at 8.45 dwelling units per acre. This density could potentially provide 190 duplex residential units, while the northern portion is limited to townhome residential units at 11.0 dwelling units per acre. This density could potentially provide 283 townhome residential units. The maximum overall residential density established by this PUD is 5.9 dwelling units per acre, which could yield a potential maximum of 473 residential dwelling units. The 13.54 acre AG/OS area will prohibit residential development, but will allow a variety of potential agricultural and/or open space uses as defined specifically in the Land Use and Zoning section of this ODP.

In addition to the 6.0 acres zoned OS, the ODP for Lexington Village will incorporate additional park/open space areas throughout the development. These areas shall include park, open space and trail corridors. The intent is for there to be an open space area located in the northwest corner of the property to provide an easily accessible park area to serve both residential areas. A portion of this area (excluding the oil and gas well location), as well as the trail corridors extending south to Sable Ave., east to Birch St., and from the Monarch Estates subdivision can potentially satisfy the approximate 8.07 acre public land dedication (PLD) requirement for this property for park and open space areas. These areas along with the other private open space areas will provide buffer and landscape amenities around the PUD's residential perimeter. The potential final location of any public land dedication will be determined through the development plan and plat processes as determined by the Town Board of Trustees pursuant to the Firestone Municipal Code ("Code").

Pedestrian connectivity will be provided for throughout the development. Cul-de-sacs if adjacent to the open space area will provide for pedestrian access to these areas and enhance the visual connection to the open space and the views to the west from internal streets. Maintenance responsibilities for these trail facilities and corridors will be determined through the development plan and plat processes.

Architecture, signs, fencing and other design elements will be integrated into a common theme, creating a strong positive sense of community.

Regional Impacts

The property is within the Town's Urban Growth Boundary, as established by an intergovernmental agreement between Firestone and Weld County, et al. The Lexington Village property and its proposed residential density is generally consistent with the Firestone Master Plan. Prominent surrounding land uses include the Monarch Estates subdivision (PUD Residential-A) to the east and south, the Neighbors Point subdivision (PUD Residential-A) located to the east across Sable Avenue, the Eagle Crest subdivision (R-B PUD Residential-B) located north of the site and the Cottonwood Hollow development (PUD Residential-B and C and Employment/Commercial) located south and west of the site.

Other than several small parcels to the south end of the Lexington Village property's east boundary, all lands immediately adjacent to and surrounding the Lexington Village property have been annexed into Firestone. Monarch Estates, to the east and south, contains a mix of single family detached homes and vacant, developed residential lots. The Eagle Crest subdivision to the north contains higher density modular housing in a land lease community, which is currently developed along the eastern half of the Lexington Village property's northern boundary. The Cottonwood Hollow development is currently vacant adjacent to the Lexington Village site, but does have an approved Preliminary Development Plan or Preliminary Plat.

Lexington Village will be of compatible residential density to the adjacent subdivisions located within Firestone. While higher than the Monarch Estates subdivision to the east it is separated by open space and a linear park. Lexington Village also is physically lower in elevation than Monarch Estates, which creates a vertical separation as well. Lexington Village creates transitional uses and buffers to the developments that surround it. It will also add to the diversity of housing options in this area and provide significant park, open space areas and trail connections.

The type of housing product identified in this ODP is also an appropriate use of the property, as the property generally has a shallow ground water condition which would limit or preclude basements typically associated detached residential dwelling units.

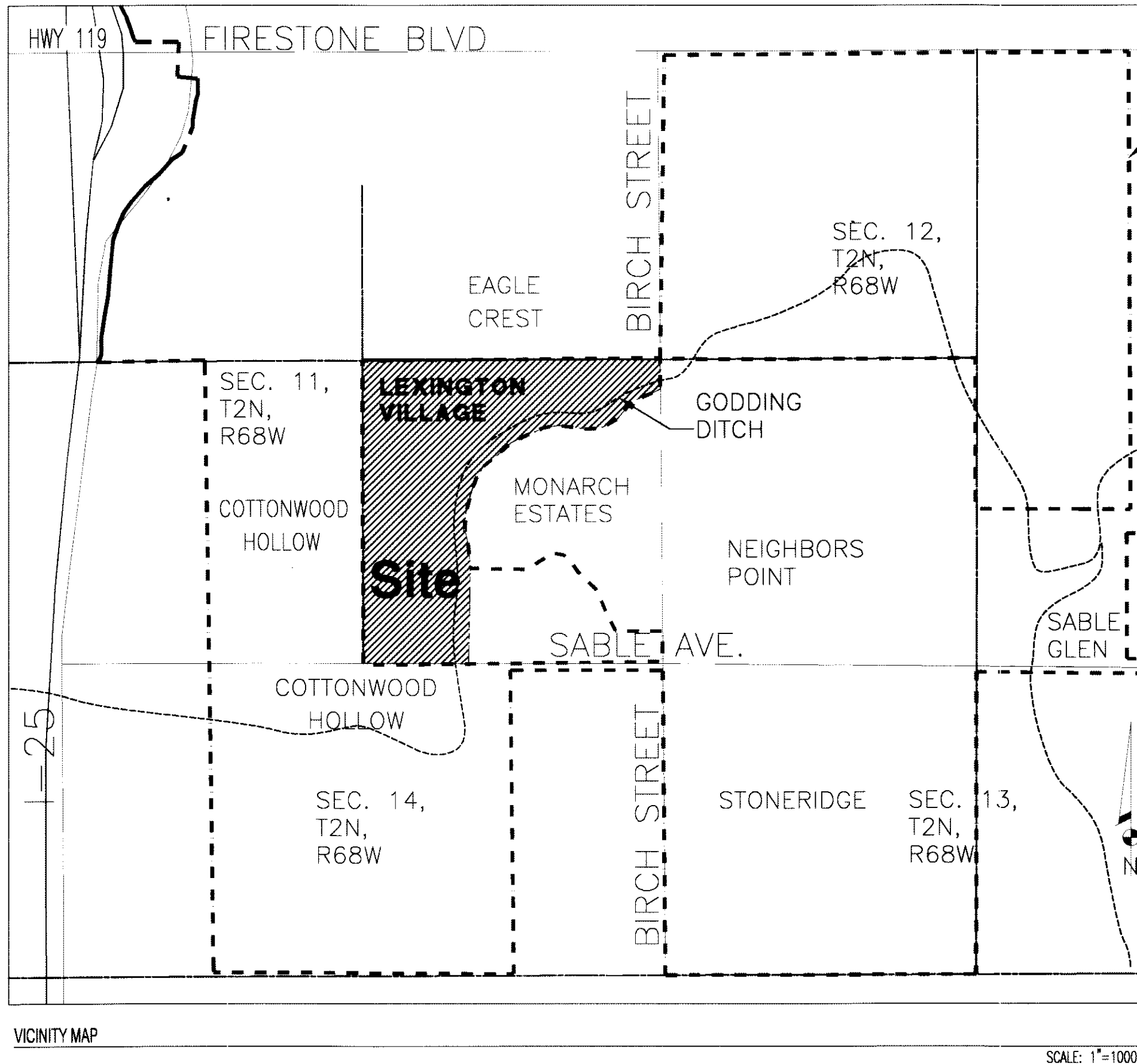
# OUTLINE DEVELOPMENT PLAN

## LEXINGTON VILLAGE

### TOWN OF FIRESTONE

### WELD COUNTY, STATE OF COLORADO

### SHEET 1 OF 5



Legal Description

Known by all men by these presents that I & J Partnership, LP, being the sole owner and proprietor of the following described land, to wit:

A parcel of land being part of Lot B of Recorded Exemption No. 1313-11-4-RE-3182, a Recorded Exemption located in the southeast 1/4 of Section 11, Township 2 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, according to the plat recorded February 11, 2002 at Reception No. 2924195 of the Weld County records, more particularly described as follows:

Commencing at the south quarter corner of said Section 11; thence north 00°12'30" east, along the west line of said southeast 1/4 of said Section 11 a distance of 30.00 feet to the point of beginning;

Thence continuing along said west line north 00°12'30" east, a distance 2632.77 feet to the northwest corner of said southeast 1/4;  
Thence south 89°33'40" east, along the north line of said southeast 1/4 a distance of 2572.99 feet to a point on the west right-of-way line of Birch Street (Weld County Road 11);  
Thence south 00°06'55" east, along said west right-of-way line a distance of 273.58 feet to a point on the northerly line of Monarch Estates first filing, recorded at Reception No. 2911121 of said Weld County records;

Thence along the northerly line of said Monarch Estates first filing the following three (3) courses:

- 1.) South 66°52'18" west, a distance of 244.14 feet;
- 2.) South 40°28'51" west, a distance of 191.92 feet;
- 3.) South 60°02'29" west, a distance of 155.40 feet to the northeast corner of Monarch Estates 2nd filing, recorded at Reception No. 2911123 of said Weld County records;

Thence along the northerly and westerly lines of said Monarch Estates 2nd Filing the following twelve (12) courses:

- 1.) South 83°31'45" west, a distance of 126.52 feet;
- 2.) North 82°12'00" west, a distance of 255.50 feet;
- 3.) South 81°50'14" west, a distance of 132.22 feet;
- 4.) South 65°58'11" west, a distance of 225.10 feet;
- 5.) South 62°43'10" west, a distance of 82.47 feet;
- 6.) South 50°33'38" west, a distance of 326.83 feet;
- 7.) South 30°26'34" west, a distance of 128.34 feet;
- 8.) South 19°52'16" west, a distance of 126.45 feet;
- 9.) South 14°42'04" west, a distance of 209.51 feet;
- 10.) South 00°46'36" west, a distance of 121.43 feet;
- 11.) South 11°07'06" east, a distance of 158.82 feet;
- 12.) South 04°26'17" east, a distance of 180.58 feet to the southwest corner of said Monarch Estates 2nd filing;

Thence south 00°20'58" west, a distance of 259.48 feet;

Thence south 05°34'09" east, a distance of 545.16 feet to a point on the north right-of-way line of sable avenue (Weld County Road 22);

Thence north 89°35'35" west, along said north right-of-way line a distance of 991.39 feet to the point of beginning.

Containing 3,487,776 square feet or 80.0683 acres, more or less.

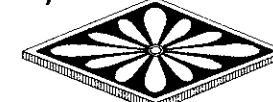
Have caused the above described tract of land to be annexed under the name of Lexington Village.

Prepared For:

I&J Partnership, LP

c/o Mr. Everett Pfeiff  
6530 Daylilly Court  
Niwot, CO 80503  
(303) 748-8863 Fax (303) 652-4147

Prepared By:



Kirby Smith & Associates, Inc.  
Land Planning • Site Design • Landscape Architecture  
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(303) 694-9484 FAX (303) 694-9272

Peak Civil Consultants, Inc.

2826 Speer Blvd., Suite 201  
Denver, CO 80211  
(720) 855-3859 Fax (720) 855-3860

Land Use Areas

The maximum acreage for the noted land uses categories is shown below:

R-C (Residential Townhome)	33.78 acres
R-C (Residential Duplex)	26.16 acres
AG/OS (Agricultural/Open Space)	13.54 acres

Environmental Information

A thorough Environmental Site Assessment ("ESA") was undertaken as part of the planning process for the Lexington Village property. A Phase I Environmental Assessment report dated April 14, 2006 was prepared by Western Environmental and Ecology, Inc.. As part of this process, environmental concerns and issues were identified to determine both the opportunities and constraints of the site. The ESA consisted of a review of historical information, federal, state and local records; interviews with persons knowledgeable of the property; and a site reconnaissance.

The ESA reported that there is one oil and gas well located on the site, and an associated flowline that extends from the well to the east and traverses south along the eastern edge of the property. Historically, use of the property and surrounding areas was agricultural. Government records indicate no sites or incidents are associated with recognized environmental conditions on the property or within the minimum search distance from the property.

The ESA identified the following on the property:

- FEMA flood hazard along Godding Hollow on the southwestern portion of the property. No wetland habitat was observed.
- Limited uncontrolled dumping was seen along Godding Hollow. Materials appeared to be limited to an empty plastic drum, wood and concrete debris.

The ESA has revealed no evidence of recognized environmental conditions in connection with the subject property. Additionally, no known endangered species were found to exist on the site.

Approval

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 23<sup>rd</sup>

day of August, 2007, by Ordinance 646

Mayor Judy A. Howard ATTEST: Town Clerk

Acceptance

By signing this ODP, the Owner acknowledges and accepts all of the requirements and intent set forth herein.

Signature of Owner  
Owner Authorized Agent

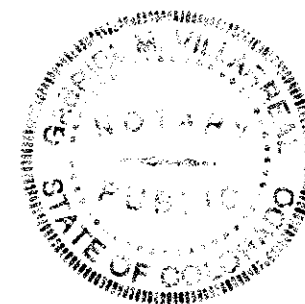
STATE OF COLORADO )  
 ) S.S.  
COUNTY OF WELD )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of SEPTEMBER AD., 2007, by GABRIEL M. VILLARREAL.

Witness My Hand and Seal

Signature of Notary Public  
Notary Public

My commission expires 9-29-07



ODP SHEET INDEX

Sheet 1	Cover / ODP Notes
Sheet 2	ODP Notes
Sheet 3	ODP Map - Overall 1"=200'
Sheet 4	ODP Map - North 1"=100'
Sheet 5	ODP Map - South 1"=100'

FIRESTONE INFORMATION BLOCK

Name of Submittal:	Lexington Village
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	MAP SHEET: Cover
Preparation Date:	August 21, 2006
Revision Date:	January 7, 2007
Revision Date:	April 24, 2007
Revision Date:	July 18, 2007
Revision Date:	
Revision Date:	
Sheet 1 of 5	



# OUTLINE DEVELOPMENT PLAN

## LEXINGTON VILLAGE

### TOWN OF FIRESTONE

### WELD COUNTY, STATE OF COLORADO

### SHEET 2 OF 5

#### Utilities

The Lexington Village water distribution system is anticipated to consist of 8-inch water mains. One connection point will be to the existing 8-inch water main at the entrance to Birch Street. A secondary connection will be made to the existing 8" waterline within the Monarch Estates subdivision at the existing Sandy Ridge Avenue stubout. The water system is anticipated to be looped within the site to provide adequate water supply and fire protection. The layout shown on the ODP map sheet is for illustration only.

The Lexington Village sanitary sewer system is anticipated to be entirely a gravity system. It is planned to connect to the existing sanitary sewer main located along the north property line. The site is anticipated to connect to an existing manhole near the northwest corner of the site. The sewer main conveys flows north to the existing Godding Hollow trunk line. Wastewater from the system flows in St. Vrain Sanitation District trunk lines to the District wastewater treatment facility. The sanitary sewer system will be designed according to the District Standards. The layout shown on the ODP map sheet is for illustration only.

#### Drainage

The drainage system for the Lexington Village property is anticipated to consist of streets, gutters, inlets, storm sewers, culverts, natural grass swales and two detention ponds. The on-site runoff will flow to the proposed detention ponds which will be designed to contain the developed runoff from this site. These ponds will release flows at or below historical rates. The Godding Hollow drainage way parallels the property's western boundary (no fill or modifications are proposed within the existing FEMA floodplain, therefore no floodplain mitigation or FEMA processing is proposed with this development). The Godding Ditch parallels the eastern boundary of the property. The ditch conveys irrigation flows from south to north. Another concrete ditch (connecting to the Godding Ditch) also crossed the property from east to west. The proposed detention pond releases will be directed into the Godding Hollow drainage way near the western portion of the property. Final utility and drainage plan layout and design shall be as determined through the development and plat processes.

#### Grading Concept

Grading of the site will be performed in a way to generally conform to the existing site topography and drainage patterns. Shaping of the site to conform with the proposed lot and street layout will be required. The roads and lots within the site will be overlotted graded to establish the required drainage patterns, lot/building pad grades, and road grades pursuant to the Town of Firestone criteria. Additional minor final grading around structures will typically be required during home/building construction. Grading required in the development of a lot is planned to be completed within the lot boundaries. It is also the intent of the subdivision to minimize recontouring of the individual sites. Grade forms should be smooth and natural in appearance.

#### Service Requirements

Telephone:	Qwest
Cable:	Comcast
Gas:	Source Gas
Schools:	St. Vrain RE-1J
Recreation:	Carbon Valley Recreation District
Water:	Town of Firestone
Fire:	Frederick Firestone Fire Protection District
Electricity:	United Power
Police:	Town of Firestone

#### Circulation Systems

There are two proposed primary vehicular entries into the Lexington Village development. One entry will be from Sable Avenue to the south of the property. The other entry is planned to connect to Birch Street to the east of the property. These primary internal roads will meet the Town's Local street standards. These streets are proposed to interconnect along with other streets within the property. These streets are proposed to also provide the access in the future to the agricultural/open space area and the various other open space areas.

All public local streets within the development will meet the Town's right-of-way standards. Where practical, streets will be designed to take advantage of open space views.

In addition to sidewalks along public streets, pedestrian circulation is also proposed to be provided through a series of trail connections within the western and northern perimeter open space areas and pedestrian connections to the Monarch Estates subdivision (near Sandy Ridge Avenue and near Silverleaf Avenue.)

Final access locations and street circulation shall be as determined through the development plan and plat processes.

#### Land Use and Zoning

The Lexington Village development was zoned Agriculture (A) in Weld County, and was being used for agricultural farming production of crops. The zoning for Lexington Village is PUD. The Lexington Village ODP identifies R-C, OS and AG/OS land use categories. The maximum overall residential density established by this PUD is 5.9 dwelling units per gross acre, which would yield a maximum of 473 residential dwelling units. The land use and development standards for the R-C, OS and AG/OS land use categories shall be as specified herein and in the Firestone Development Regulations, as may be amended from time to time. However, the western R-C area would be limited to duplex residential dwelling units and the northern R-C area would be restricted to townhome residential dwelling units.

#### Land Use & Zoning (Continued)

In the AG/OS zone district, no building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained in this Agricultural/open space zone except for one (1) or more of the following uses:

- A. Agricultural Uses:
1. Farming, ranching and gardening where the maximum number of animal units permitted does not exceed two (2) per acre or portion thereof, however this shall exclude any dairy, poultry and/or swine operations.
  2. Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock raised on the premises.
  3. Grazing and feeding of livestock where the maximum number of animal units permitted does not exceed two (2) per acre or portion thereof, however this shall exclude any dairy, poultry and/or swine operations.
  4. Animal boarding, animal training, and equestrian related facilities where the maximum number of animal units permitted does not exceed four (4) per acre or portion thereof.
  5. Oil and gas production and storage facilities, limited to local extraction.
  6. Borrow pits used temporarily and exclusively for the completion of a public road improvement project. Must have a Conditional Use Permit as required by the Firestone Development Regulations.
  7. Signs, in conformance with the provisions of the Town of Firestone regulations.
- B. Open Space Uses:
1. Public parks and public or private recreation facilities.
  2. Oil and gas production and storage facilities, limited to local extraction.
  3. Borrow pits used temporarily and exclusively for the completion of a public road improvement project. Must have a Conditional Use Permit as required by the Firestone Development Regulations.
  4. Signs, in conformance with the provisions of the Town of Firestone regulations.

Land uses in the OS area will also be as stated in the Firestone Development Regulations. Fencing requirements shall be as determined through the development plan and plat processes. It is the intent of this ODP that there be no conflict with agricultural and residential fences.

#### Density

The maximum potential residential density for the R-C areas in Lexington Village is 5.95 dwelling units per gross acre. This density ratio is calculated by dividing a potential maximum of 473 dwelling units in the R-C areas by 79.48 acres which is the sum of the acreage in the R-C, OS and the AG/OS areas.

Lot sizes within the R-C areas shall be as determined through the development plan and plat processes.

The Agriculture/Open Space (AG/OS) land use category has no residential density allowed. Within an Agricultural use barns, structures, and/or equestrian buildings shall be allowed. The maximum non-residential floor area ratio (FAR) allowed is 0.2:1, for that area outside of the 100 year floodplain. The maximum building coverage (based on the area outside the 100 year floodplain) for uses associated with the AG land use category is 8%, except for an equestrian center use which shall be 15% maximum building coverage. Building setbacks within the AG use area shall be 50 feet from property lines. Within an Open Space use restroom and shelter structures shall be allowed. The maximum building coverage within an open space use category is 2%.

#### Land Use Table

Land Use Category	Acres	Percent Of Total	Maximum Net Residential	Maximum Gross Residential	Maximum Potential Number of Residential DUs
			Density DU/AC	Density DU/AC	DUs
R-C	Townhomes	33.78	42.2%	8.37	283
	Duplex Lots	26.16	32.7%	7.26	190
OS	Open Space	6.00	7.5%		
AG/OS	Agriculture/Open Space	13.54	16.9%		
	<b>Total</b>	<b>79.48</b>	<b>99.3%</b>	<b>5.95</b>	<b>473</b>
ROW	Birch St. & Sable Ave. ROW	0.59	0.7%		
<b>Total</b>		<b>80.07</b>	<b>100%</b>	<b>5.9</b>	<b>473</b>

#### Building Height

The maximum building height for the R-C, OS and AG/OS and use categories shall be 35-feet. The definition of Building height is as defined in the Firestone Development Regulations.

#### Development Schedule

It is anticipated that development of the site will occur from the fall of 2007 to 2008, or 2009. The timing of development will be subject to approval of Final Development Plan / Final Plat and Final Utility Plans. Development will occur in a logical and cost effective manner, based on infrastructure extension and market conditions. Specific development phasing will be determined during the Preliminary Development Plan and Final Development Plan processes.

#### Open Space/Park Development

The Lexington Village ODP identifies 6.0 acres as the OS land use category. Additional areas for park, open space and trail corridors will be required to be provided within the RC land use areas. The ODP identifies some potential locations of these areas, which will need to be specifically determined through the development plan and plat processes.

Given that there may be a potential of 473 residential dwelling units, and given an estimated average of 2.2 residents per dwelling unit, there would potentially ultimately be over 1,000 residents in Lexington Village. This number of residents will require a neighborhood park in this area. The intent of the ODP is for the northwest area of the PUD to include such a park (in addition to a detention pond and an existing oil/gas well). This park area has potentially good vehicular traffic access and is generally flat for easy park development, and is adjacent to a similar large area of open space within the Cottonwood Hollow development. Both parcels appear to have adequate potential park area outside of the floodplain for parking and restroom facilities. (If at the time of the development plan and platting process it is determined that all or a part of the northwest area of the PUD would be better used for residential related uses, all or a portion of such park area may be located in a suitable portion of the AG/OS use area.)

Pursuant to the Annexation Agreement for the property and the Code, a minimum of 10% of public land dedication is required to be provided in a location and configuration approved by the Town and as specified in the Code. The proposed park in the northwest area of the PUD and the associated trail connections could be an ideal location for a publicly maintained neighborhood park and trail system. The balance of the open space area is proposed to be owned and maintained by the future Homeowners Association(s). Detention ponds, as noted in the Drainage section, may be included in areas of future public land dedication if approved by the Town.

#### Private Maintenance and Enforcement

Dedicated portions of the open space area will be maintained by the Town as will be specified in the Subdivision Improvement Agreement entered into at the time of Final Plat and FDP. Smaller open space/buffer areas not owned by the Town will be owned and operated by one or more Homeowner's Associations ("HOAs"). The HOAs will be governed by sets of bylaws and will enforce covenants, conditions and restrictions ("CC&Rs").

#### Legal Description of Agricultural Area

A parcel of land being part of Lot B of Recorded Exemption No. 1313-11-4-RE-3182, a Recorded Exemption located in the southeast 1/4 of Section 11, Township 2 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado, according to the plat recorded February 11, 2002 at Reception No. 2924195 of the Weld County records, more particularly described as follows:

Commencing at the south quarter corner of said Section 11; thence north 00°12'30" east, along the west line of said southeast 1/4 of said Section 11 a distance of 50.00 feet to the point of beginning;

Thence continuing along said west line north 00°12'30" east, a distance 1274.31 feet to the northwest corner of said southeast 1/4;

Thence along the following twenty five (25) courses:

- 1.) South 69°30'00" east, a distance of 36.87 feet;
- 2.) South 71°39'42" east, a distance of 38.91 feet;
- 3.) South 54°29'30" east, a distance of 41.00 feet;
- 4.) South 31°55'22" east, a distance of 31.07 feet;
- 5.) South 11°19'18" east, a distance of 33.56 feet;
- 6.) South 01°35'34" west, a distance of 59.25 feet;
- 7.) South 05°32'01" west, a distance of 51.24 feet;
- 8.) South 02°36'19" east, a distance of 72.46 feet;
- 9.) South 21°28'08" east, a distance of 49.50 feet;
- 10.) South 73°19'04" east, a distance of 34.39 feet;
- 11.) South 86°49'25" east, a distance of 59.38 feet;
- 12.) South 61°04'58" east, a distance of 27.62 feet;
- 13.) South 20°12'56" east, a distance of 46.37 feet;
- 14.) South 29°07'42" east, a distance of 79.22 feet;
- 15.) South 56°05'20" east, a distance of 97.12 feet;
- 16.) South 65°00'06" east, a distance of 77.76 feet;
- 17.) North 88°12'13" east, a distance of 58.32 feet;
- 18.) South 70°48'37" east, a distance of 37.90 feet;
- 19.) South 69°34'54" east, a distance of 62.06 feet;
- 20.) South 54°56'06" east, a distance of 51.08 feet;
- 21.) South 00°01'14" west, a distance of 118.88 feet;
- 22.) Thence along the arc of a curve to the left having a radius of 377.00 feet and a central angle of 05°34'47", an arc distance of 36.71 (chord bears south 02°46'10" east, 36.70 feet);
- 23.) South 05°33'33" east, a distance of 264.51 feet;
- 24.) Thence along the arc of a curve to the right having a radius of 223.00 feet and a central angle of 05°37'15", an arc distance of 21.88 (chord bears south 02°44'56" east, 21.87 feet);
- 25.) South 00°02'35" west, a distance of 213.75 feet to a point on the north right-of-way line of Sable Avenue (Weld County Road 22);

Thence north 89°35'35" west, along said north right-of-way line a distance of 691.71 feet to the point of beginning.

Containing 589,969 square feet or 13.5438 acres, more or less.

#### Legal Description of Residential/Open Space Area

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Commencing at the south quarter corner of said Section 11; thence north 00°12'30" east, along the west line of said southeast 1/4 of said Section 11 a distance of 1324.31 feet to the point of beginning;

Thence continuing along said west line north 00°12'30" east, a distance 1338.46 feet to the northwest corner of said southeast 1/4;

Thence south 89°33'40" east, along the north line of said southeast 1/4 a distance of 2572.99 feet to a point on the west right-of-way line of Birch Street (Weld County Road 11);

Thence south 00°06'55" east, along said west right-of-way line a distance of 273.58 feet to a point on the northerly line of Monarch Estates first filing, recorded at Reception No. 2911121 of said Weld County records;

Thence along the northerly line of said Monarch Estates first filing the following three (3) courses:

- 1.) South 66°52'18" west, a distance of 244.14 feet;
- 2.) South 40°28'51" west, a distance of 191.92 feet;
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Thence along the northerly and westerly lines of said Monarch Estates 2nd Filing the following twelve (12) courses:

- 1.) South 83°31'45" west, a distance of 126.52 feet;
- 2.) North 82°12'00" west, a distance of 255.50 feet;
- 3.) South 81°50'14" west, a distance of 132.22 feet;
- 4.) South 65°58'11" west, a distance of 225.10 feet;
- 5.) South 62°43'10" west, a distance of 82.47 feet;
- 6.) South 50°33'38" west, a distance of 326.83 feet;
- 7.) South 30°26'34" west, a distance of 128.34 feet;
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- 12.) South 04°26'17" east, a distance of 180.58 feet to the southwest corner of said Monarch Estates 2nd filing;

Thence south 00°20'58" west, a distance of 259.48 feet;

Thence south 05°34'09" east, a distance of 525.05 feet to a point on the north right-of-way line of Sable Avenue (Weld County Road 22);

Thence along the following twenty five (25) courses:

- 1.) Thence north 00°02'35" east, a distance of 213.75 feet;
- 2.) Thence along the arc of a curve to the left having a radius of 223.00 feet and a central angle of 05°37'15", an arc distance of 21.88 (chord bears north 02°44'56" west, 21.87 feet);
- 3.) North 05°33'33" west, a distance of 264.51 feet;
- 4.) Thence along the arc of a curve to the left having a radius of 377.00 feet and a central angle of 05°34'47", an arc distance of 36.71 (chord bears north 02°46'10" west, 36.70 feet);
- 5.) North 00°01'14" east, a distance of 118.88 feet;
- 6.) North 54°56'06" west, a distance of 51.08 feet;
- 7.) North 69°34'54" west, a distance of 62.06 feet;
- 8.) North 70°48'37" west, a distance of 37.90 feet;
- 9.) South 88°12'13" west, a distance of 58.32 feet;
- 10.) North 65°00'06" west, a distance of 77.76 feet;
- 11.) North 56°05'20" west, a distance of 97.12 feet;
- 12.) North 29°07'42" west, a distance of 79.22 feet;
- 13.) North 20°12'56" west, a distance of 46.37 feet;
- 14.) North 61°04'58" west, a distance of 27.62 feet;
- 15.) North 86°49'25" west, a distance of 59.38 feet;
- 16.) North 73°19'04" west, a distance of 34.39 feet;
- 17.) North 21°28'08" west, a distance of 49.50 feet;
- 18.) North 02°36'19" west, a distance of 72.46 feet;
- 19.) North 05°32'01" east, a distance of 51.24 feet;
- 20.) North 01°35'34" east, a distance of 59.25 feet;
- 21.) North 11°19'18" west, a distance of 33.56 feet;
- 22.) North 31°55'22" east, a distance of 31.07 feet;
- 23.) North 54°29'30" west, a distance of 41.00 feet;
- 24.) North 71°39'42" west, a distance of 38.91 feet;
- 25.) North 69°30'00" west, a distance of 36.87 feet to the point of beginning;

Containing 2,877,998 square feet or 66.0697 acres, more or less.

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	Lexington Village
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	MAP SHEET: Cover
Preparation Date:	August 21, 2006
Revision Date:	January 7, 2007
Revision Date:	April 24, 2007
Revision Date:	July 18, 2007
Revision Date:	August 23, 2007
Revision Date:	November 14, 2007
Sheet 2 of 5	

Prepared For:

I&J Partnership, LP

c/o Mr. Everett Pfeiff  
6530 Daylilly Court  
Niwot, CO 80503  
(303) 748-8863 Fax (303) 652-4147

Prepared By:

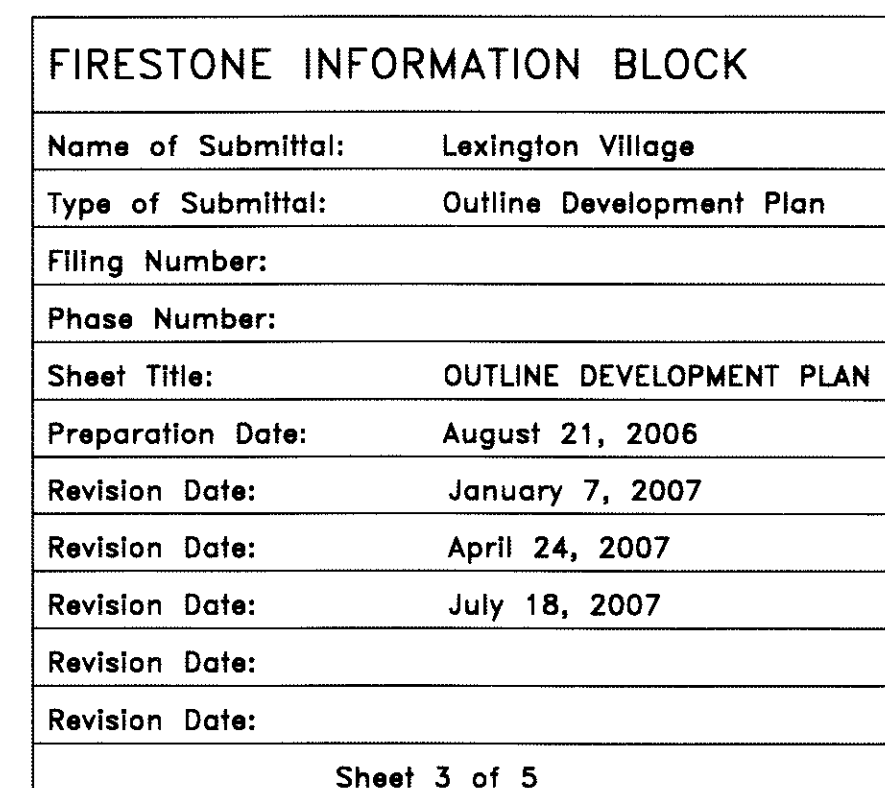


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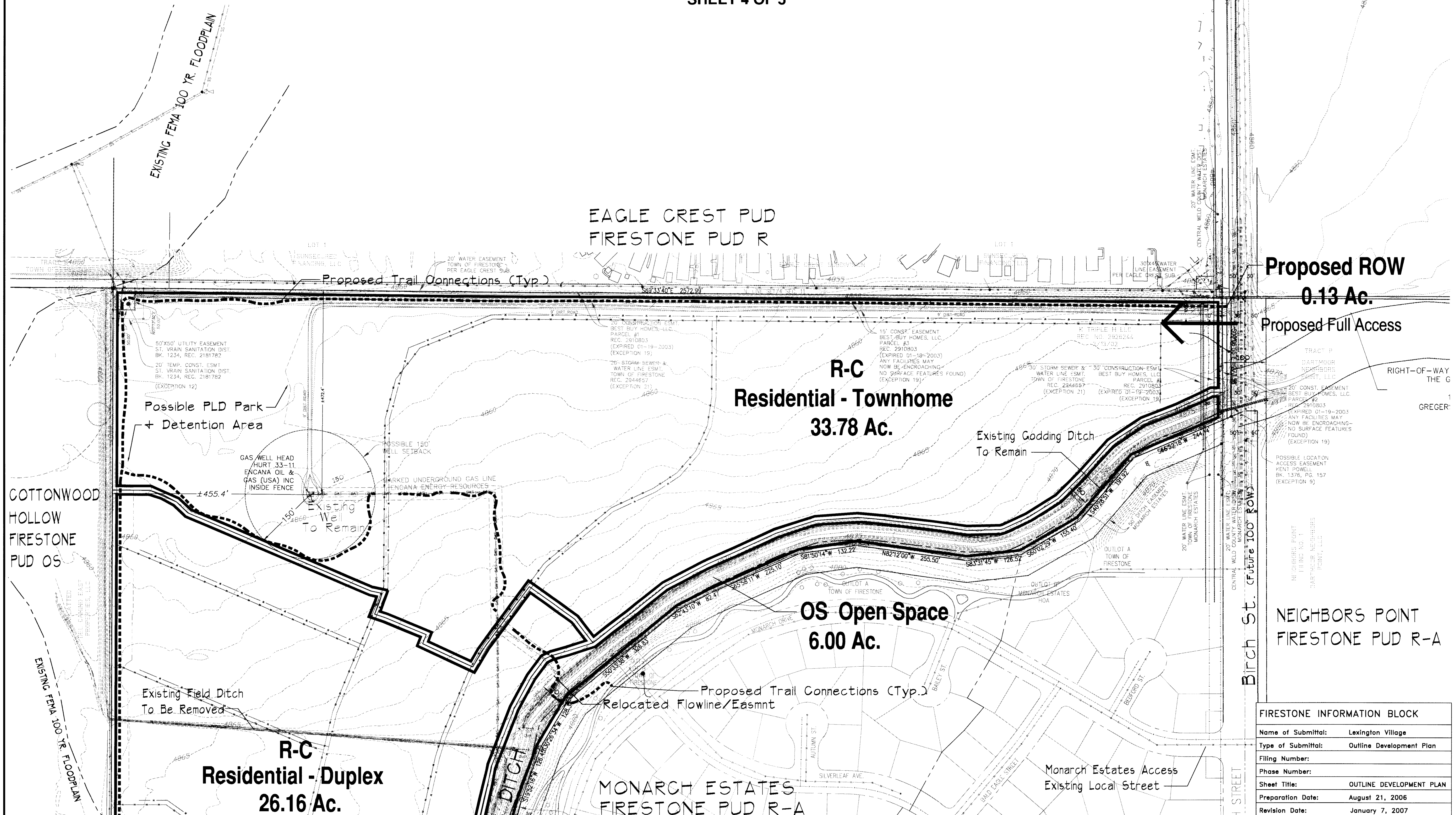




# OUTLINE DEVELOPMENT PLAN

Lexington Village  
TOWN OF FIRESTONE  
WELD COUNTY, STATE OF COLORADO  
SHEET 4 OF 5

Eagle Crest Access  
Existing Local Street



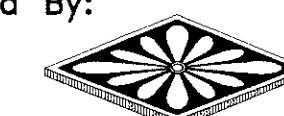
FIRESTONE INFORMATION BLOCK	
Name of Submittal:	Lexington Village
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	OUTLINE DEVELOPMENT PLAN
Preparation Date:	August 21, 2006
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Sheet 4 of 5	

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